The State of South Carolina,

COUNTY OF GREENVILLE

## GIBBS F. DIXON and THELMA S. DIXON

SEND GREETING:

Whereas.

, the said

GIBBS F. DIXON and THELMA S. DIXON

hereinafter called the mortgagor(s) in and by their certain promissory note in writing, of even date with these presents, are well and truly indebted to JAMES A. DUSENBERRY and ISABEL M. DUSENBERRY

hereinafter called the mortgagee(s), in the full and just sum of Sixteen Thousand Three Hundred Thirty-

five and 71/100 - - - - - - - - - - - - DOLLARS (\$ 16, 335.71), to be paid in Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of five (5%) per centum per annum, said principal and interest being payable in monthly installments as follows:

Beginning on the 18th day of January , 19 59 , and on the 18th day of each month

of each year thereafter the sum of \$ 125.00 , to be applied on the interest
and principal of said note, said payments to continue up to and melading the 11th day of the principal and
interest is paid in full
interest is paid in full
principal and interest to be due and payable on the day of the payments of \$ 125.00 each are to be applied first to

interest at the rate of five (5%) per centum per annum on the principal sum of \$ or so much thereof as shall, from time to time, remain unpaid and the balance of each monthly payments of shall be applied on account of principal.

All installments of principal and all interest are payable in lawful money of the United States of America; and in the event default is made in the payment of any installment or installments, or any part hereof, as herein provided, the same shall bear simple interest from the date of such default until paid at the rate of seven (7%) per centum per annum.

And if any portion of principal or interest be at any time past due and unpaid, or if default be made in respect to any condition, agreement or convenant contained herein, then the whole amount evidenced by said note to become immediately due at the option of the holder thereof, who may sue thereon and foreclose this mortgage; and in case said note, after its maturity should be placed in the hands of an attorney for suit or collection, or if before its maturity it should be deemed by the holder thereof necessary for the protection of its interests to place, and the holder should place, the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses including ten (10%) per cent, of the indebtedness as attorney's fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW, KNOW ALL MEN, That we, the said mortgagor(s), in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee(s) according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to us, the said mortgagor(s) in hand and truly paid by the said mortgagee(s) at and before the signing of these Presents, the receipt thereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said JAMES A. DUSENBERRY and ISABEL M. DUSENBERRY, their heirs and assigns, forever:

ALL that piece, parcel or lot of land with the buildings and improvements thereon, situate, lying and being on the Southwest side of Augusta Road, in the City of Greenville, Greenville County, South Carolina, being shown as Lot No.7 on a plat of the property of G.F.Cammer made by R.E.Dalton, Engineer, and recorded in Plat Book "L", at page 115, and described as follows:

BEGINNING at an iron pin on the Southwest side of Augusta Road, 91 feet North from the Northwest corner of the intersection of said Augusta Road with Rice Street, which point is the joint front corner of Lots Nos. 7 and 8, and running thence with the joint line of said lots, S. 53-33 W., 261.6 feet to the line of Lot No.9; thence with the line of Lot No.9, N. 36-24 W., 89.5 feet to the joint corner of Lots Nos. 6 and 7; thence with the joint line of said lots, N.53-33 E., 269.5 feet to a point on the Southwest side of Augusta Road; thence with the Southwest side of Augusta Road, S. 31-18 E., 90 feet to the beginning corner.

This is the same property conveyed to us by James A. Dusenberry and Isabel M. Dusenberry by deed of even date herewith and this mortgage is given to secure the balance of the purchase price of the above described property.